

\$659,900 - 303 Stiles Way, Leduc

MLS® #E4442953

\$659,900

4 Bedroom, 3.00 Bathroom, 2,579 sqft

Single Family on 0.00 Acres

Southfork, Leduc,

BRAND-NEW, MOVE-IN-READY & SMARTLY DESIGNED FOR TODAY'S MODERN LIVING! Homes By Avi welcomes you to Southfork Leduc! Community rich surroundings with Father Leduc School, parks & local amenities just a hop away! 4th bedroom, 4 pc bath & back mud room are conveniently located on main-level to meet the requirements of extended/generational family members. PLUS, separate side entrance for future basement development. Open concept main level floor plan w/stunning design highlights welcoming foyer, spacious living/dining area w/feature wall electric F/P, deluxe kitchen w/centre island, granite countertops, chimney hood fan/built-in microwave (+ robust appliance allowance) & walk-thru pantry/mudroom/garage. Impressive upper-level flaunts open-to-below loft-style family room, large laundry room, 4pc bath & 2 jr bdrms each w/WIC's. Owners' suite is complimented by luxurious 5 pc ensuite w/dual sinks, soaker tub, private stall & enormous WIC. Incredible opportunity with this Forever Home-2-LOVE! DON'T MISS OUT!!!

Built in 2025

Essential Information

MLS® # E4442953

Price \$659,900



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,579 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 303 Stiles Way |
| Area | Leduc |
| Subdivision | Southfork |
| City | Leduc |
| County | ALBERTA |
| Postal Code | X0X 0X0 |

Amenities

| | |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Hot Water Electric, No Animal Home, No Smoking Home, Television Connection, Vinyl Windows, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Window Coverings, See Remarks, Builder Appliance Credit |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

| | |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Landscaped, Level Land, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|---------------------------|
| Elementary | K-8 Father Leduc Catholic |
| Middle | K-8 Father Leduc Catholic |
| High | Leduc Composite |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 18th, 2025 |
| Days on Market | 66 |
| Zoning | Zone 81 |

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Listing information last updated on August 22nd, 2025 at 11:47pm MDT